

GIS REGISTRY INFORMATION

SITE NAME:		Quik Mart #30508		FID #	
BRRTS #:		03-41-003422		(if appropriate):	
COMMERCE #		53222-1922-10			
(if appropriate):					
CLOSURE DATE:		March 7, 2005			
STREET ADDRESS:		8210 W Capitol Dr			
CITY:		Milwaukee			
SOURCE PROPERTY GPS COORDINATES		X = 681515	Y = 292734		
(meters in WTM91 projection):					
CONTAMINATED MEDIA:		Groundwater	Soil	Both	X
OFF-SOURCE GW CONTAMINATION >ES:		Yes	No		
• IF YES, STREET ADDRESS:					
• GPS COORDINATES		X =	Y =		
(meters in WTM91 projection):					
OFF-SOURCE SOIL CONTAMINATION		Yes	No		
>Generic or Site-Specific RCL (SSRCL):					
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES		X =	Y =		
(meters in WTM91 projection):					
CONTAMINATION IN RIGHT OF WAY:		Yes X	No		
DOCUMENTS NEEDED					
Closure Letter, and any conditional closure letter issued					X
Copy of most recent deed, including legal description, for all affected properties					X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					X
County Parcel ID number, if used for county, for all affected properties					X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14" if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					X
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					X
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					X
GW: Table of water level elevations, with sampling dates, and free product noted if present					X
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					X
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					X
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)					
RP certified statement that legal descriptions are complete and accurate.					X
Copies of off-source notification letters (if applicable)					X
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure					



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
Jim Doyle, Governor
Mary P. Burke, Secretary

March 7, 2005

Mr. Gary W Blair
7-Eleven Inc.
814 Baker Rd.
Virginia Beach, VA 23462

RE: Final Closure

Commerce # 53222-1922-10 WDNr BRRTS # 03-41-003422
Quik Mart #30508, 8210 W. Capitol Dr., Milwaukee

Dear Mr. Blair:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to document residual soil and groundwater contamination that remains above state standards. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5402.

Sincerely,

Stephen D. Mueller
Hydrogeologist
Site Review Section

cc: Mr. James Curtis, ENSR International
Case File

DOC. #
8643176

Document No.	SPECIAL WARRANTY DEED
When recorded mail to: Capitol Milwaukee Corp. 7450 Quincy St. Willowbrook, IL 60521	Send future tax statements to: Capitol Milwaukee Corp. 7450 Quincy St. Willowbrook, IL 60521
Parcel ID No.: 51-0451464 252-0330-110-6 This is not homestead property.	
This instrument was drafted by: J. Donald Stevenson, Jr. 7-Eleven, Inc. 2711 North Haskell Avenue Dallas, Texas 75204-2906	TRANSFER \$1,832.40 FEE

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED AT 1:54 PM
10-03-2003

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT 15.00

Recording Area

REEL 5681

IMAGE 5397

This Special Warranty Deed is given by 7-ELEVEN, INC., a Texas corporation, formerly known as The Southland Corporation, with principal offices at 2711 North Haskell Avenue, Dallas, Texas 75204-2906 (hereinafter called "Grantor"), to **CAPITOL MILWAUKEE CORP.**, a Wisconsin corporation, with principal offices at 7450 Quincy Street, Willowbrook, Illinois 60521 (hereinafter called "Grantee").

Grantor, for a valuable consideration, does hereby grant, bargain, sell, assign and convey with special warranty of title to Grantee, that certain piece, parcel or tract of land situated in the City of Milwaukee, County of Milwaukee, State of Wisconsin, more particularly described on Exhibit A attached hereto and incorporated herein (the "Property").

BEING AND INTENDED TO BE the same property conveyed to Grantor by deed dated October 31, 1984, and recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin, on December 10, 1984, in Book 1707, Page 425.


SUBJECT TO current taxes and assessments not yet delinquent and taxes and assessments for subsequent years; covenants, restrictions, reservations, rights, rights-of-way and easements of record; zoning ordinances or statutes and building, use and occupancy restrictions of public record; all public and private roads and easements; and any encroachments (the "Conditions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns forever; and Grantor hereby binds itself, its successors and assigns, to **SPECIALLY WARRANT AND FOREVER DEFEND** all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Conditions.

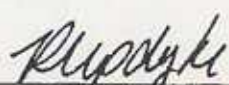
Dated this 25TH day of September, 2003.

7-ELEVEN, INC.

Attest:


J. Donald Stevenson, Jr.
Assistant Secretary

By:


Name: Rick Updyke

Title: Vice President

(SEAL)

116794.02

1 of 2

Property #30508
Milwaukee, Milwaukee Co., WI



ACKNOWLEDGEMENT

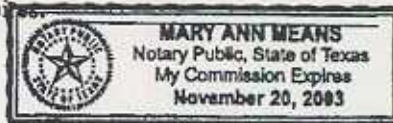
STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the aforesaid County and State, on this day personally appeared Rick Updyke and J. Donald Stevenson, Jr., a(n) Vice President and an Assistant Secretary, respectively, of 7-ELEVEN, INC., a Texas corporation, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same as the act of such corporation for the purposes therein expressed and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25TH day of September, 2003.

Mary Ann Means
(Notary signature)
MARY ANN MEANS
(typed or printed name)

My commission expires _____



REEL 5681

IMAGE

5398

EXHIBIT A

The East 34.38 feet of Lot 13, and all of Lots 14, 15 and 16 in Block 5, in Melrose Park, being a Subdivision of a part of the Southeast 1/4 of Section 4, Township 7 North, Range 21 East, in the City of Milwaukee, State of Wisconsin;

AND

Vacated Northerly 20 feet of West Capitol Drive adjoining on the South of the above described property, as vacated in Resolution recorded in Reel 462, Image 310, Register's Office of Milwaukee County, Wisconsin.

Tax Parcel No. 252-0330-110-6

REEL 5681

IMAGE 5399

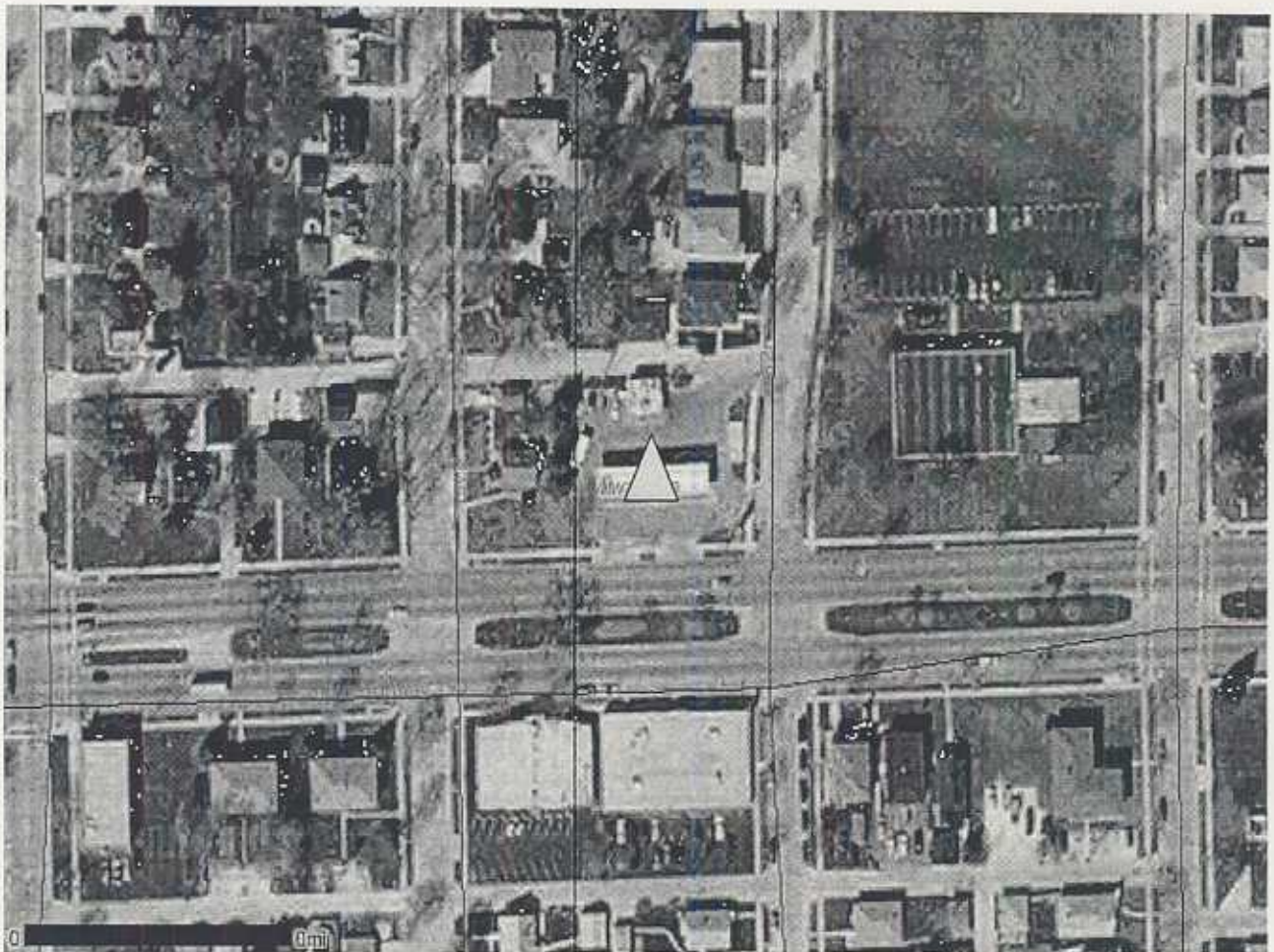
**Parcel Identification Number (Tax Key #) for Properties
Affected by Contaminated Groundwater**

Property Address	Parcel Identification Number
8210 West Capitol Drive	252-0330-110-6

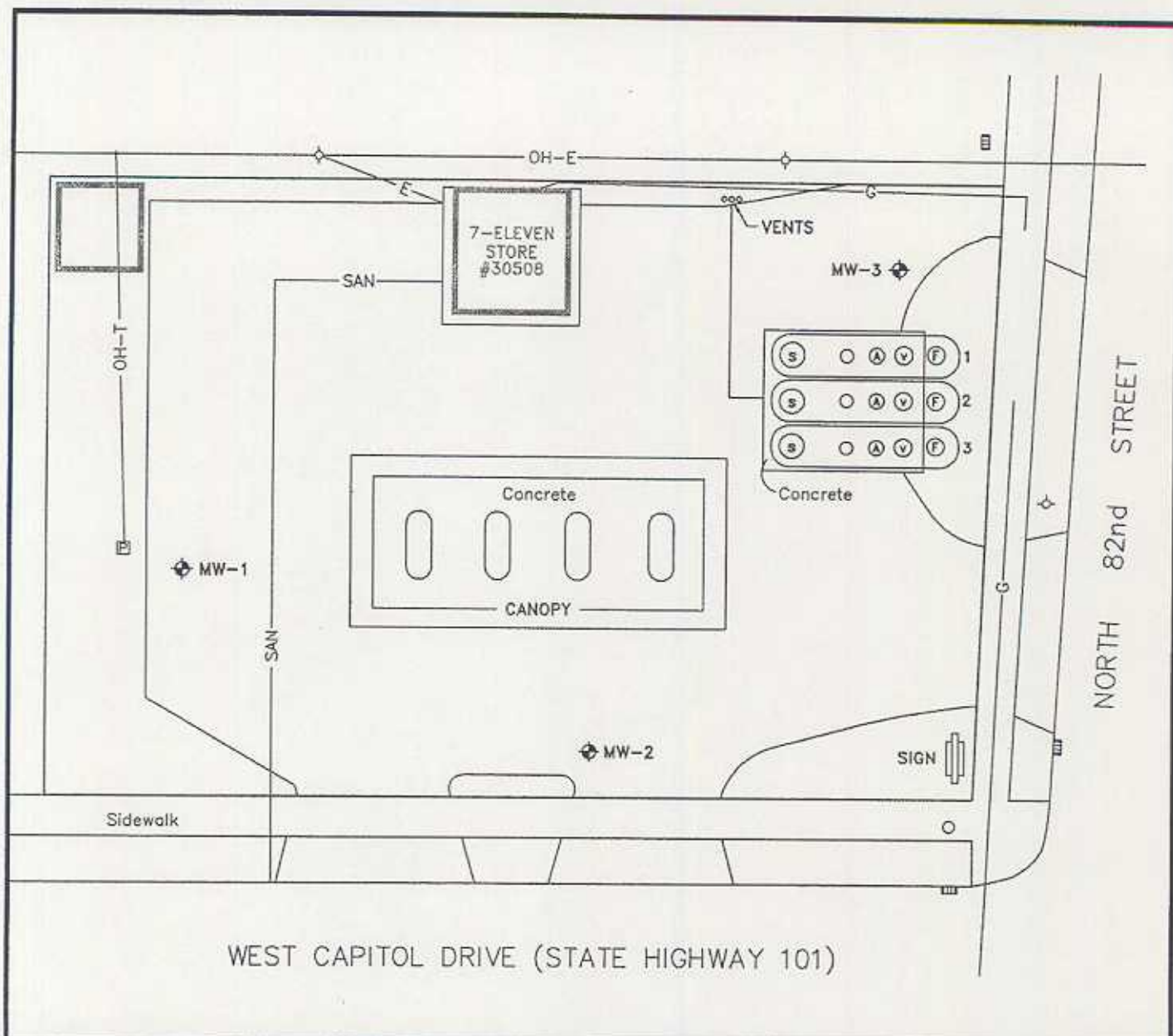
**Geographic Position for Property Located at: 8210 West
Capitol Drive, Milwaukee, WI 53222**

BRRTS: 03-41-003422

Geographic Position



WTM 91 coordinates (X,Y): 681515, 292734



LEGEND

— PROPERTY BOUNDARY

⊕ MW-1 MONITORING WELL

12,000 UNDERGROUND STORAGE TANK WITH CAPACITY IN GALLONS

(S) SUBMERSIBLE PUMP MANHOLE

(A) AUTOMATIC TANK GAUGE MANHOLE

(V) VAPOR RECOVERY MANHOLE

(F) FILL/REFILL MANHOLE

DISAPPEARING ISLAND

— G — GAS LINE

— E — ELECTRIC LINE

— OH-E — OVERHEAD ELECTRIC LINE

— OH-T — OVERHEAD TELEPHONE LINE

— SAN — SANITARY SEWER

☎ PAY PHONE

☐ CATCH BASIN

○ MANHOLE

⊕ FIRE HYDRANT

⊕ UTILITY POLE

Notes:

- All dimensions and locations are approximate.
- Tank #1 = 12K RUL - FRP/SWT
- Tank #2 = 12K MUL - FRP/SWT
- Tank #3 = 12K PUL - FRP/SWT

Sources:

- Cities Services Company drawing "As Built".
- ENSR field observations.



SCALE: 1" = 30'+/-

SITE PLAN

7-ELEVEN STORE #30508
8210 WEST CAPITOL DRIVE
MILWAUKEE, WISCONSIN
7-ELEVEN, INC.

NOVEMBER 2004

File No: 6230-070

ENSR

Summary of Groundwater Analytical Results

Former 7-Eleven Store #30508
8210 West Capitol Drive
Milwaukee, WI
BRRS # 03-41-003422

1 of 4

	Benzene	Toluene	Ethyl benzene	Xylenes (total)	TMBs ⁽¹⁾ (Total)	MTBE ⁽²⁾	GROs ⁽³⁾	Water ⁽⁴⁾ Level
MW-1	Top of Well Screen: 758.33				Length of Well Screen: 10 feet			
04/27/94	<0.5 ⁽⁵⁾	<1.0	<1.0	<1.0	<1.0	26	<100	753.03
08/02/94	<0.5	<1.0	<1.0	<1.0	<1.0	37	<100	752.72
10/18/94	<0.5	<1.0	<1.0	<1.0	<1.0	53	<100	752.86
03/07/95	<0.5	<1.0	<1.0	<1.0	<1.0	31	<100	752.08
10/06/95	<0.5	<1.0	<1.0	<1.0	<1.0	23	<100	751.26
01/30/96	<1.0	<1.0	<1.0	<1.0	<1.0	31	<50	752.83
04/22/96	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<100	753.88
09/23/96	<2.0	<2.0	<2.0	<2.0	<2.0	850E ⁽⁶⁾	510	751.63
10/07/96	<1.0	<2.0	<2.0	<3.0	<2.0	23	<100	751.58
01/27/97	<1.0	<1.0	<1.0	<1.0	<1.0	22	<50	752.63
04/21/97	<0.50	<0.50	<0.50	<0.50	<1.0	2.2	<50	753.84
07/17/97	<0.50	<0.50	<0.50	<0.50	<1.0	21	<50	753.28
10/14/97	<0.50	<0.50	<0.50	<0.50	<1.0	18	<50	751.21
01/27/98	---	---	---	---	---	---	---	---
04/23/98	<0.50	<0.50	<0.50	<0.50	<1.0	14	<50	754.77
07/29/98	<0.50	<0.50	<0.50	<0.50	<1.0	28	<50	751.68
10/30/98	<0.50	<0.50	<0.50	<0.50	<1.0	85	<50	751.72
05/19/99	<0.13	<0.20	<0.22	<0.23	<0.29	15	<50	754.46
11/05/99	<0.13	<0.20	<0.22	<0.23	<0.29	35	<50	751.66
06/06/00	<0.13	<0.20	<0.22	<0.23	<0.29	89	<50	755.42
11/08/00	<0.13	<0.20	<0.22	<0.23	<0.29	22	<50	752.92
04/26/01	<0.13	<0.20	<0.22	<0.23	<0.29	2.9	<50	754.18
12/20/01	<0.13	<0.20	<0.22	<0.23	<0.29	6.2	<50	752.83
06/11/02	<0.10	<0.10	<0.25	<0.25	<0.10	3.5	---	753.83
11/05/02	---	---	---	---	---	---	---	---
02/13/03	<0.45	<0.68	<0.82	<1.7	<0.94	7.4	<50	751.31
MW-2	Top of Well Screen: 757.46				Length of Well Screen: 10 feet			
04/27/94	360	10	54	110	50	240	1,100	747.01
08/02/94	2,500	20	200	97	36	320	3,300	749.61
10/18/94	2,900	16	310	140	64	280	4,600	749.37
03/07/95	4,500	<50	430	220	330	<500	6,100	749.02
10/06/95	3,200	17	190	96	64	460	5,400	750.11
01/30/96	3,200	<50	310	110	<50	670	5,300	749.34
04/22/96	1,800	<40	130	73	<40	860	2,800	750.60
09/23/96	3,500	<40	450	140	74	2,200	7,400	750.43
10/07/96	1,200	<20	120	64	47	1,500	3,400	748.38
01/27/97	2,000	9.8	260	36	19	1,900	3,800	749.11
04/21/97	2,100	11	100	30	11	1,300	1,800	749.57

Summary of Groundwater Analytical Results

Former 7-Eleven Store #30508
8210 West Capitol Drive
Milwaukee, WI
BRRS # 03-41-003422

2 of 4

	Benzene	Toluene	Ethyl benzene	Xylenes (total)	TMBs ⁽¹⁾ (Total)	MTBE ⁽²⁾	GROs ⁽³⁾	Water ⁽⁴⁾ Level
07/17/97	3,000	17	240	67	26	5,400	2,400	750.43
10/14/97	2,400	20	280	48	44	68	3,200	749.59
01/27/98	800	3.8	58	8.0	4.4	4,300	1,500	749.20
04/23/98	400	2.2	25	6.0	6.6	2,600	790	750.03
07/29/98	1,000	15.0	220	66.0	31	5,000	3,800	749.94
10/30/98	2,600	14.0	310	110	59	2,200	5,100	749.64
05/19/99	570	3.9	93	15.0	16	3,000	2,100	750.59
11/05/99	1,700	25	360	110	146	4,600	4,100	749.77
06/06/00	730	<8.0	90	18	21	3,700	3,200	749.44
11/08/00	2,100	24	350	95	110	4,400	4,300	750.40
04/26/01	180	<4.0	44	7.8	9.4	1,900	1,000	749.80
12/20/01	160	0.95	67	2.5	11	1,600	890	749.19
06/11/02	180	<2.5	24	<6.2	<2.5	1,600	---	748.75
11/05/02	130	<17	<20	<61	<23	2,400	1500	749.47
02/13/03	<4.5	<6.8	<8.2	<17	<9.4	1,500	560	747.96
MW-3	Top of Well Screen: 757.58				Length of Well Screen: 10 feet			
04/27/94	<0.5	<1.0	<1.0	<1.0	<1.0	2,300	<100	754.49
08/02/94	<0.5	<1.0	<1.0	<1.0	<1.0	2,800	1,500	754.44
10/18/94	<0.5	<1.0	<1.0	<1.0	<1.0	3,000	1,200	753.61
03/07/95	<0.5	<1.0	<1.0	<1.0	<1.0	2,900	790	752.98
10/06/95	<0.5	<1.0	<1.0	<1.0	<1.0	560	520	753.72
01/30/96	<1.0	<1.0	<1.0	<1.0	<1.0	1,500	880	753.17
04/22/96	<40	<40	<40	<40	<40	1,600	850	755.16
09/23/96	<2.0	<2.0	<2.0	<2.0	<2.0	23	110	753.60
10/07/96	<1.0	<2.0	<2.0	<3.0	<2.0	1,200	710	753.85
01/27/97	<1.0	<1.0	<1.0	<1.0	<1.0	230	98	753.26
04/21/97	0.58	<0.50	<0.50	<0.50	<1.0	350	89	754.58
07/17/97	3.2	<0.50	0.61	<0.50	<1.0	390	<50	754.66
10/14/97	2.5	<0.50	<0.50	<0.50	<1.0	220	<50	753.17
01/27/98	1.9	<0.50	<0.50	<0.50	<1.0	350	<50	753.41
04/23/98	<0.50	<0.50	<0.50	<0.50	<1.0	560	66	755.13
07/29/98	1.0	<0.50	<0.50	1.1	1.2	550	60	753.43
10/30/98	<0.50	<0.50	<0.50	<0.50	<1.0	1,000	110	753.16
05/19/99	3.6	<0.20	<0.22	<0.23	<0.29	760	330	755.20
11/05/99	9.9	1.5	1.6	4.2	1.2	850	340	753.10
06/06/00	<0.26	<0.40	<0.44	<0.46	<0.58	290	160	755.86
11/08/00	<0.13	<0.20	<0.22	<0.23	<0.29	180	53	753.52
04/26/01	<0.13	<0.20	<0.22	<0.23	<0.29	160	<50	754.96
12/20/01	<0.13	<0.20	<0.22	<0.23	<0.29	46	<50	753.74
06/11/02	<0.10	<0.10	<0.25	<0.25	<0.10	59	---	755.08

Summary of Groundwater Analytical Results

Former 7-Eleven Store #30508
8210 West Capitol Drive
Milwaukee, WI
BRRS # 03-41-003422

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	Benzene	Toluene	Ethyl benzene	Xylenes (total)	TMBs ⁽¹⁾ (Total)	MTBE ⁽²⁾	GROs ⁽³⁾	Water ⁽⁴⁾ Level
11/05/02	<0.45	<0.68	<0.82	<0.77	<0.94	130	67	753.45
02/13/03	<0.45	<0.68	<0.82	<1.7	<0.94	54	<50	752.49
DUPLICATE SAMPLES								
04/27/94 (MW-3)	<0.5	<1.0	<1.0	<1.0	<1.0	2,200	<100	---
08/02/97 (MW-2)	2,600	18	200	97	35	330	3,300	---
10/18/94 (MW-2)	3,100	16	330	150	65	280	4,900	---
03/07/95 (MW-2)	3,900	<10	380	160	111	230	4,600	---
10/06/95 (MW-2)	3,200	17	190	97	65	480	5,600	---
01/30/96 (MW-2)	2,900	<50	240	54	<50	580	5,100	---
04/22/96 (MW-2)	1,900	<40	130	69	<40	890	2,900	---
09/23/96 (MW-2)	3,100	<40	400	140	68	2,000	6,900	---
10/07/96 (MW-2)	1,400	<20	130	<30	36	1,700	3,900	---
01/27/97	2,300	12	240	37	19	2,500	3,400	---
04/21/97 (MW-2)	1,200	6.7	78	17	9.4	1,700	1,700	---
07/17/97 (MW-2)	2,900	18	250	64	26	6,700	2,900	---
10/14/97 (MW-2)	2,000	110	530	1,800	468	9,600	8,000	---
01/27/98 (MW-2)	1,000	4.4	63	87	4.8	5,200	1,900	---
04/23/98 (MW-2)	2,100	2.0	24	4.8	2.2	490	760	---
07/29/98 (MW-2)	1,100	10.0	98	58.0	<50	7,400	4,600	---
10/30/98 (MW-2)	2,800	2.9	51	16.0	9.5	2,300	820	---
05/19/99 (MW-2)	610	3.7	100	15.0	18	3,000	2,200	---
11/05/99 (MW-2)	1,900	24	360	90	109.1	4,800	4,000	---
06/06/00 (MW-3)	<0.26	<0.40	<0.44	<0.46	<0.58	300	130	---
11/08/00 (MW-3)	<0.13	<0.20	<0.22	<0.23	<0.29	190	<50	---
04/26/01 (MW-1)	<0.13	<0.20	<0.22	<0.23	<0.29	3.0	<50	---
12/20/01 (MW-2)	140	0.77	56	2.1	9.4	1,500	900	---
06/11/02 (MW-1)	<0.10	<0.10	<0.25	<0.25	<0.10	3	---	---
02/13/03 (MW-2)	14	<6.8	<8.2	<17	<9.4	1,400	520	---
RINSATE BLANK								
04/27/94	<0.5	<1.0	<1.0	<1.0	<1.0	<10	<100	---
08/02/94	<0.5	1.1	<1.0	1.3	<1.0	<10	<100	---
10/18/94	<0.5	<1.0	<1.0	<1.0	<1.0	<10	<100	---
TRIP BLANK								
04/27/94	<0.5	<1.0	<1.0	<1.0	<1.0	<10	<100	---
08/02/94	<0.5	<1.0	<1.0	<1.0	<1.0	<10	<100	---
10/18/94	<0.5	<1.0	<1.0	<1.0	<1.0	<10	<100	---
10/06/95	<0.5	<1.0	<1.0	<1.0	<1.0	<10	<100	---
01/30/96	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<50	---
04/22/96	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<100	---

Summary of Groundwater Analytical Results

Former 7-Eleven Store #30508
8210 West Capitol Drive
Milwaukee, WI
BRRS # 03-41-003422

4 of 4

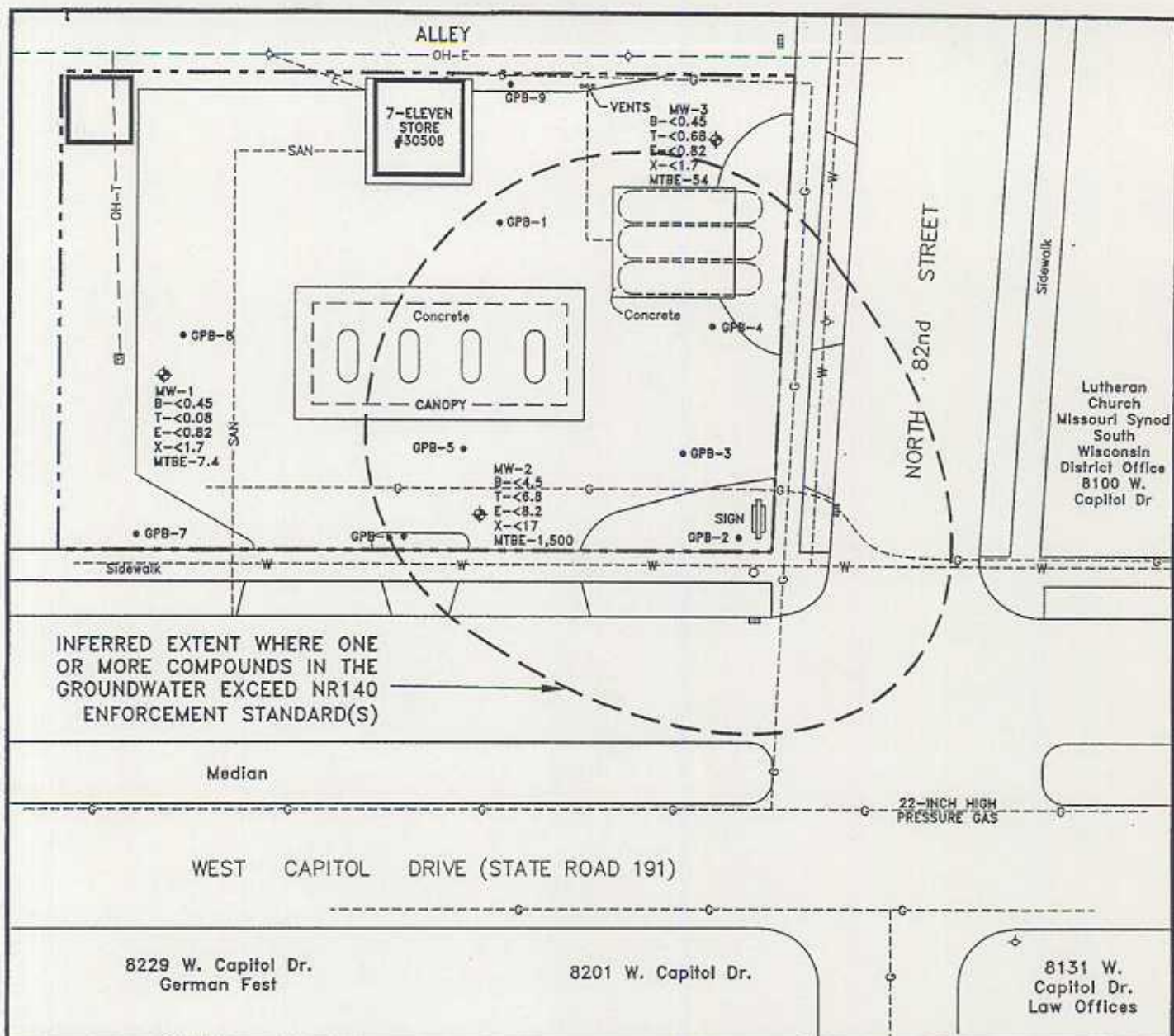
	Benzene	Toluene	Ethyl benzene	Xylenes (total)	TMBs ⁽¹⁾ (Total)	MTBE ⁽²⁾	GROs ⁽³⁾	Water ⁽⁴⁾ Level
09/23/96	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<100	---
10/07/96	<1.0	<2.0	<2.0	<3.0	<2.0	<2.0	<100	---
01/27/97	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<50	---
04/21/97	<0.50	<0.50	<0.50	<0.50	<1.0	<0.20	<50	---
07/17/97	<0.50	<0.50	<0.50	<0.50	<1.0	<0.20	<50	---
10/14/97	<0.50	<0.50	<0.50	<0.50	<1.0	<0.20	<50	---
01/27/98	<0.50	<0.50	<0.50	<0.50	<1.0	<0.20	<50	---
04/23/98	<0.50	<0.50	<0.50	<0.50	<1.0	<0.20	<50	---
07/29/98	<0.50	<0.50	<0.50	<0.50	<1.0	<0.20	<50	---
10/30/98	2.0	<0.50	1.1	0.86	<1.0	2.6	<50	---
05/19/99	<0.13	<0.20	<0.22	<0.23	<0.29	<0.16	<50	---
11/05/99	<0.13	<0.20	<0.22	<0.23	<0.29	<0.16	<50	---
06/06/00	<0.13	<0.20	<0.22	0.24	<0.29	<0.16	<50	---
11/08/00	<0.13	<0.20	<0.22	<0.23	<0.29	<0.16	<50	---
04/26/01	<0.13	<0.20	<0.22	<0.23	<0.29	<0.16	<50	---
12/20/01	<0.13	<0.20	<0.22	<0.23	<0.29	<0.16	<50	---
06/11/02	<0.10	<0.10	<0.25	<0.25	<0.10	<0.25	---	---
11/05/02	<0.45	<0.68	<0.82	<0.77	<0.94	<0.43	<50	---
02/13/03	<0.45	<0.68	<0.82	<1.7	<0.94	<0.43	---	---
NR 140 ES ⁽⁸⁾	5.0	1,000	700	10,000	480	60	NA	
NR 140 PAL ⁽⁹⁾	0.5	140	200	1,000	96	12	NA	
Notes:								
* All analytical results are in ug/L (microgram per liter).								
* Bolded results indicate an exceedance of NR 140 ES.								
* Italics results indicated exceedance of NR 140 PAL								
* Groundwater samples have not been filtered.								
(1) TMBs (total) = Total of 1,2,4-Trimethylbenzene and 1,3,5-Trimethylbenzene.								
(2) MTBE = Methyl Tert Butyl Ether.								
(3) GROs = Gasoline Range Organics								
(4) Water level is measured in feet above mean sea level.								
(5) < indicates not detected above the laboratory method detection limit.								
(6) E Indicates that the concentration reported for this compound exceeds the calibration range of the instrument.								
(7) --- = Not Analyzed. The groundwater sample was not analyzed for this compound, or the well was not sampled during this event.								
(8) Enforcement Standards (ES) contained in Chapter NR 140, Wisconsin Administrative Code, April 2001.								
(9) Preventive Action Limits (PAL) contained in Chapter NR 140, Wisconsin Administrative Code, April 2001.								

**Historical Soil Analytical Results
7-Eleven Site #30508
8210 West Capitol Drive
Milwaukee, Wisconsin
BRRS 03-41-003422**

Sample I.D.	Sample Date	Depth ¹	PID ² ppmeq	GROs ³ mg/kg	Benzene mg/kg	Toluene mg/kg	Ethyl benzene mg/kg	Total Xylenes mg/kg	1-2-4-TMB ⁴ mg/kg	1-3-5-TMB mg/kg	MTBE ⁵ mg/kg
MW-1	02/18/94	6-8	<1.0	<5.0 ⁶	<0.01	<0.03	<0.02	<0.04	<0.05	<0.05	<0.50
MW-1	02/18/94	18-20	<1.0	31	<0.01	<0.03	0.06	0.18	<0.05	<0.05	<0.50
MW-2	02/18/94	6-8	>2500 ⁷	1100 ⁸	62	2.1	43	48	110	35	5.4
MW-2	02/18/94	12-14	9.0	52	28	0.84	1.2	1.0	0.34	0.71	1.5
MW-3	02/18/94	6-8	9.0	<5.0	<0.01	<0.03	<0.02	<0.04	<0.05	<0.05	13
MW-3	02/18/94	10-12	2.0	<5.0	<0.01	<0.03	<0.02	<0.04	<0.05	<0.05	3.5
GPB-1	12/17/01	3.5	168	12	0.307	<0.032	0.041	<0.096	<0.032	<0.032	2.18
GPB-2	12/17/01	3.5	0	<6.0	<0.030	<0.030	<0.030	<0.090	<0.030	<0.030	<0.030
GPB-2	12/17/01	4.5	0	<6.5	<0.032	<0.032	<0.032	<0.097	<0.032	<0.032	<0.032
GPB-3	12/17/01	3.5	6	14	0.341	<0.032	<0.032	0.120	0.046	<0.032	0.518
GPB-4	12/17/01	3.5	52	35	1.2	<0.032	0.722	1.17	2.06	0.142	3.61
GPB-5	12/17/01	3.5	14	14	0.409	<0.031	0.110	<0.093	0.043	0.046	0.260
GPB-5	12/17/01	5	258	86	0.656	<0.030	0.847	0.100	0.251	<0.030	<0.050 M ⁹
GPB-6	12/17/01	8	6.8	<5.6	<0.028	<0.028	<0.028	<0.084	<0.028	<0.028	<0.028
GPB-7	12/17/01	3.5	0	<6.1	<0.030	<0.030	<0.030	<0.091	<0.030	<0.030	<0.030
GPB-8	12/17/01	3.5	0	<6.1	<0.030	<0.030	<0.030	<0.091	<0.030	<0.030	<0.030
GPB-9	12/17/01	3.5	0	<6.3	<0.032	<0.032	<0.032	<0.095	<0.032	<0.032	<0.032
NR 720 RCLs ¹⁰				100	6	1,500	2,900	4,100	---	---	---
NR 746.06 Table 1 ¹¹				---	8,500	38,000	4,000	42,000	83,000	11,000	---
NR 746.06 Table 2 ¹²				---	1,100	---	---	---	---	---	---

Notes:

1. Sample depth is measured in feet below ground surface at time of sample collection. Data with * indicates sample was collected at or below the historic measured high water table, based on nearest monitoring well data.
2. PID = Photoionization Detector. Readings measured in parts per million (ppm) equivalent units (calibrated to 100 ppm isobutylene).
3. GRO = gasoline range organic compounds.
4. TMB = trimethylbenzene.
5. MTBE = methyl tert butyl ether.
6. < Indicates the compound was not detected at or above the laboratory reporting limit.
7. > indicates the reading exceeded the calibration range.
8. Bold type indicates concentration exceeds NR 720 RCL.
9. M = Matrix Interference.
10. NR720 RCLs = WDNR Code, Chapter NR 720, January 2001, Table 1, Residual Contaminant Level (soil cleanup standards).
11. NR 746.06 Table-1 = WDNR Code, Chapter NR 746, January 2001, Table 1, Soil Screening Levels (free-product indicator - risk screening).
12. NR 746.06 Table 2 = WDNR Code, Chapter NR 746, January 2001, Table 2, Soil Contaminant Concentrations (direct contact criteria, top 4-feet of the soil).



LEGEND:

---	PROPERTY BOUNDARY	--OH-E--	OVERHEAD ELECTRIC LINE
◆ MW-1	MONITORING WELL	--OH-T--	OVERHEAD TELEPHONE LINE
• GPB-1	GEOPROBE BORING (DECEMBER 2001)	---SAN---	SANITARY SEWER
12,000	UNDERGROUND STORAGE TANK WITH CAPACITY IN GALLONS	---W---	WATER LINE
○	DISPENSER ISLAND	☐	PAY PHONE
---G---	GAS LINE	☐	CATCH BASIN
---E---	ELECTRIC LINE	○	MANHOLE
		◆	FIRE HYDRANT
		○	UTILITY POLE

Notes:

- All dimensions and locations are approximate.
- Groundwater samples were collected on 2/13/03.

Sources:

- Cities Services Company drawing "As Built".
- ENSR field observations.



SCALE: 1" = 40'+/-

INFERRED
EXTENT OF
GROUNDWATER
PLUME

7-ELEVEN STORE #30508
8210 WEST CAPITOL DRIVE
MILWAUKEE, WISCONSIN 53222
7-ELEVEN, INC.

NOVEMBER 2004

File No: 6230-070

FIGURE

ENSR.
INTERNATIONAL

Monitoring Well Gauging Data

Former 7-Eleven Store #30508
8210 West Capitol Drive
Milwaukee, WI
BRRTS # 03-41-003422

Project: 7-Eleven Store #30508 8210 West Capitol Drive, Milwaukee, WI
Project #: 06230-070
Date: 06/05/2002

Operator: MAZ
Method: Solinst
Equipment #: 09903

Well ID	TOC Elevation (feet)	Depth to Water (feet)	Depth to LPHs (feet)	LPHs Thickness (feet)	LPHs Specific Gravity	Corr. Depth to Water (feet)	Corr. Water Elevation (feet)
MW-1	758.33	4.22	0.00	0.00	0.00	4.22	754.11
MW-2	757.46	8.20	0.00	0.00	0.00	8.20	749.26
MW-3	757.58	1.55	0.00	0.00	0.00	1.55	756.03

Project: 7-Eleven Store #30508 8210 West Capitol Drive, Milwaukee, WI
Project #: 06230-070
Date: 06/11/2002

Operator: AJT
Method: Solinst
Equipment #: 09903

Well ID	TOC Elevation (feet)	Depth to Water (feet)	Depth to LPHs (feet)	LPHs Thickness (feet)	LPHs Specific Gravity	Corr. Depth to Water (feet)	Corr. Water Elevation (feet)
MW-1	758.33	4.50	0.00	0.00	0.00	4.50	753.83
MW-2	757.46	8.71	0.00	0.00	0.00	8.71	748.75
MW-3	757.58	2.50	0.00	0.00	0.00	2.50	755.08

Project: 7-Eleven Store #30508 8210 West Capitol Drive, Milwaukee, WI
Project #: 06230-070
Date: 11/05/2002

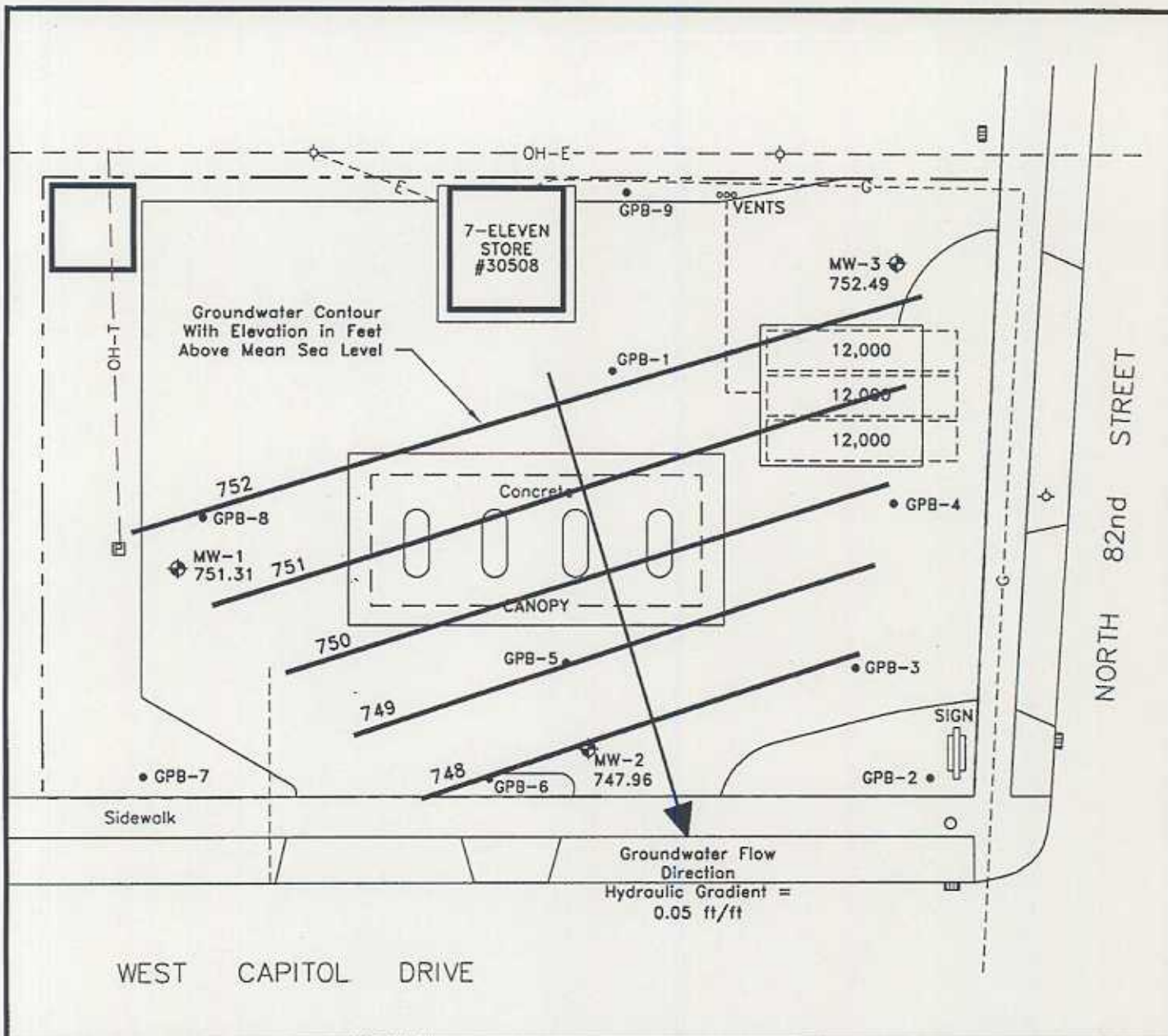
Operator: AJT
Method: Solinst
Equipment #: 09903

Well ID	TOC Elevation (feet)	Depth to Water (feet)	Depth to LPHs (feet)	LPHs Thickness (feet)	LPHs Specific Gravity	Corr. Depth to Water (feet)	Corr. Water Elevation (feet)
MW-1	758.33	6.02	0.00	0.00	0.00	6.02	752.31
MW-2	757.46	7.99	0.00	0.00	0.00	7.99	749.47
MW-3	757.58	4.13	0.00	0.00	0.00	4.13	753.45

Project: 7-Eleven Store #30508 8210 West Capitol Drive, Milwaukee, WI
Project #: 06230-070
Date: 02/13/2003

Operator: ML
Method: Solinst
Equipment #: 09903

Well ID	TOC Elevation (feet)	Depth to Water (feet)	Depth to LPHs (feet)	LPHs Thickness (feet)	LPHs Specific Gravity	Corr. Depth to Water (feet)	Corr. Water Elevation (feet)
MW-1	758.33	7.02	0.00	0.00	0.00	7.02	751.31
MW-2	757.46	9.50	0.00	0.00	0.00	9.50	747.96
MW-3	757.58	5.09	0.00	0.00	0.00	5.09	752.49



LEGEND:

- PROPERTY BOUNDARY
- ⊕ MW-1 MONITORING WELL WITH GROUNDWATER ELEVATION DATA
- GPB-1 GEOPROBE BORING WITH
- [12,000] UNDERGROUND STORAGE TANK WITH CAPACITY IN GALLONS
- DISPENSER ISLAND
- G--- GAS LINE
- E--- ELECTRIC LINE
- OH-E— OVERHEAD ELECTRIC LINE

- OH-T— OVERHEAD TELEPHONE LINE
- SAN--- SANITARY SEWER
- ☐ PAY PHONE
- ☐ CATCH BASIN
- MANHOLE
- ◇ FIRE HYDRANT
- ◇ UTILITY POLE

Notes:

- All dimensions and locations are approximate.
- Wells were gauged on 2/13/03.

Sources:

- Cities Services Company drawing "As Built".
- ENSR field observations.



SCALE: 1" = 30'+/-



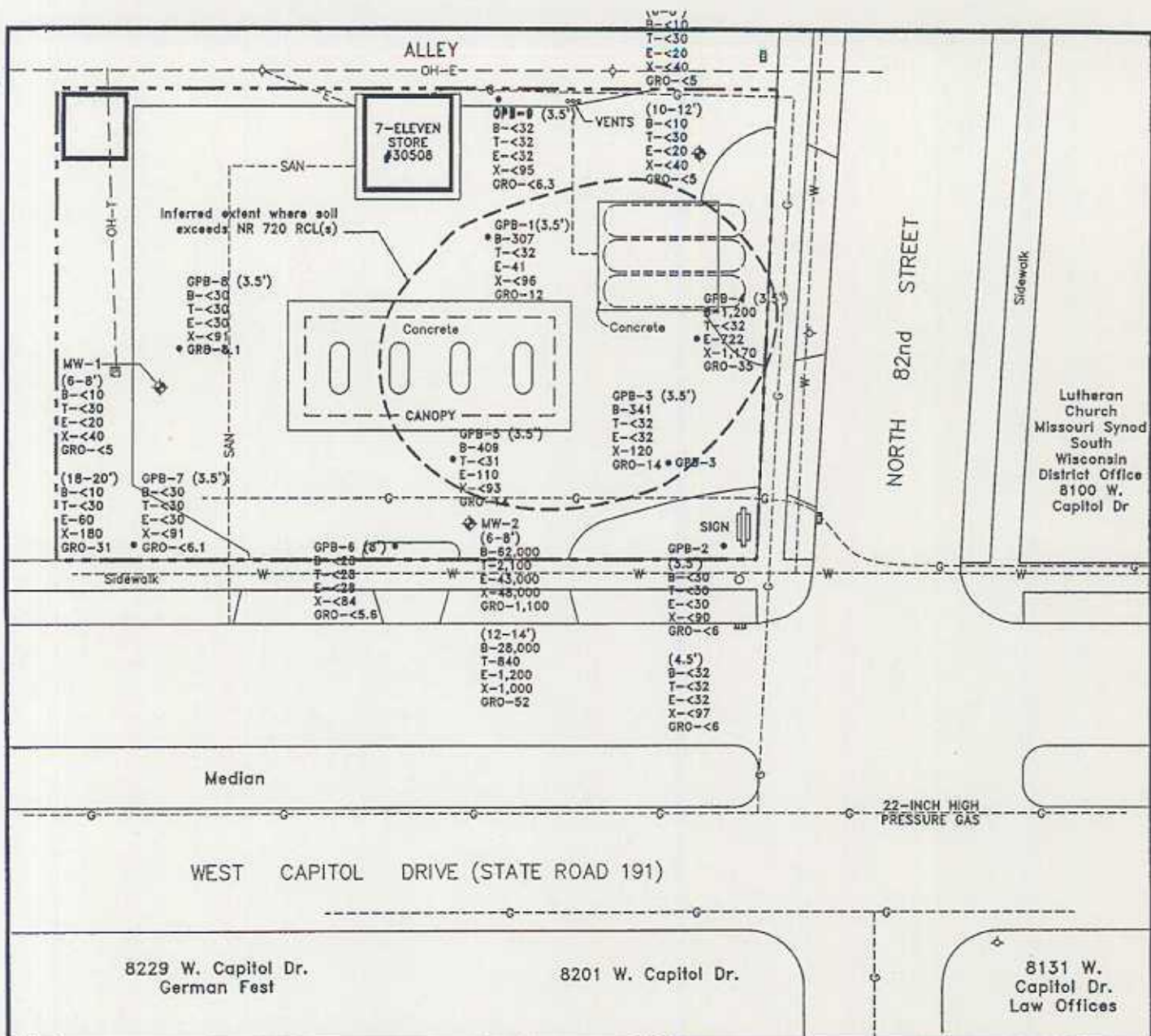
INFERRED
GROUNDWATER
FLOW

7-ELEVEN STORE #30508
8210 WEST CAPITOL DRIVE
MILWAUKEE, WISCONSIN
7-ELEVEN, INC.

November 2004

File No: 06230-070

ENSR
INTERNATIONAL



LEGEND:

- PROPERTY BOUNDARY
- ◆ MW-1 MONITORING WELL
- GPB-1 GEOPROBE BORING WITH BENZENE, TOLUENE, ETHYL BENZENE, AND TOTAL XYLENES CONCENTRATION IN PARTS PER BILLION AND GASOLINE RANGE ORGANICS (GRO) CONCENTRATION IN PARTS PER MILLION
- 12,000 UNDERGROUND STORAGE TANK WITH CAPACITY IN GALLONS
- DISPENSER ISLAND
- G--- GAS LINE

- E--- ELECTRIC LINE
- OH-E-- OVERHEAD ELECTRIC LINE
- OH-T-- OVERHEAD TELEPHONE LINE
- SAN--- SANITARY SEWER
- W--- WATER LINE
- ☐ PAY PHONE
- ☐ CATCH BASIN
- MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ UTILITY POLE

Notes:

- All dimensions and locations are approximate.
- Geoprobe borings installed and sampled on 12/17/01.
- Soil from monitoring well locations sampled Feb 2004.

Sources:

- Cities Services Company drawing "As Built".
- ENSR field observations.



SCALE: 1" = 40' +/-

INFERRED
EXTENT OF
SOIL IMPACT

7-ELEVEN STORE #30508
8210 WEST CAPITOL DRIVE
MILWAUKEE, WISCONSIN 53222
7-ELEVEN, INC.

NOVEMBER 2004

File No: 6230-070

FIGURE

ENSR
INTERNATIONAL

Legal description for the property located at 8210 West Capitol Drive, Milwaukee, Wisconsin 53222:

The following described real estate, situated in the County of Milwaukee and State of Wisconsin (at 8210 West Capitol Drive), to wit:

The East 34.38 feet of Lot 13, and all of Lots 14, 15 and 16 in Block 5, in Melrose Park, being a Subdivision of a part of the Southeast ¼ of Section 4, Township 7 North, Range 21 East, in the City of Milwaukee, State of Wisconsin;

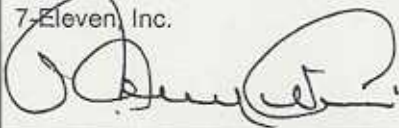
AND

Vacated Northerly 20 feet of West Capitol Drive adjoining on the South of the above described property, as vacated in Resolution recorded in Reel 462, Image 310, Register's Office of Milwaukee County, Wisconsin.

Tax Parcel No. 252-0330-110-6

I, Garry Blair, Environmental Manager for 7-Eleven, Inc., believe that the legal description stated above for property located at 8210 West Capitol Drive, Milwaukee, Wisconsin is complete and accurate to the best of my knowledge and ability.

7-Eleven, Inc.



Garry Blair, Environmental Manager

11/29/04

Date



ENSR International

4500 Park Glen Road
Suite 210
St. Louis Park, MN 55416-4889
(952) 924-0117
FAX (952) 924-0317
www.ensr.com

November 29, 2004

Elizabeth Leifel
Sonnenschein Nath & Rosenthal LLP
8000 Sears Tower
Chicago, IL 60606

via certified U.S. Mail

**RE: Former 7-Eleven Property, Store #30508
8210 West Capitol Drive, Milwaukee, WI 53222
BRRS No. 03-41-003422**

Dear Ms. Leifel:

ENSR Corporation (ENSR) is issuing this letter to you on behalf of 7-Eleven, Inc., which operated a convenience store with gasoline on the property that ENSR believes you now own. ENSR is an environmental consulting firm contracted to 7-Eleven. Under applicable law, 7-Eleven is required to give notice to those that may be affected by a release from gasoline equipment. ENSR understands that Sonnenschein Nath & Rosenthal LLP (Sonnenschein) is the current property owner, or representative of the property owner. If this information is not correct, please contact us or forward this letter to the current property owner.

Groundwater and soil contamination originated on the former 7-Eleven property (store #30508) at 8210 W. Capitol Drive in Milwaukee, Wisconsin (figures have been included showing the inferred impact to the soil and groundwater). Residual levels of petroleum-related compounds on your property are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code (WAC) and above the state soil residual contaminant levels found in chapter NR 720 WAC. However, environmental investigation indicates the groundwater contaminant plume is stable or receding and will naturally degrade over time. It is believed that allowing natural attenuation to complete the cleanup will meet the requirements for case closure that are found in chapter NR 726 and Comm 46, WAC. The Department of Commerce will be requested to accept natural attenuation as the final remedy for this site and to grant case closure. Case closure means that the Department will not be requiring further investigation or cleanup action to be taken, other than the reliance on natural attenuation. A fact sheet is attached that explains natural attenuation (Department of Natural Resources' publication #RR-671, Fact Sheet - "What Landowners Should Know: Information about Using Natural Attenuation to Clean up Contaminated Groundwater").

The Department of Commerce will not review the closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department of Commerce to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Commerce that is relevant to this closure request, you should mail that information to the Department of Commerce address listed at the end of this letter.





Ms. Elizabeth Leifel
November 29, 2004
Page 2 of 3

If this case is closed, all properties within the boundaries where soil or groundwater contamination exceeds chapter NR 140 groundwater enforcement standards or NR 720 residual contaminant levels will be listed on the Department of Natural Resources' Geographic Information System (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the locations where groundwater and soil contamination was found at the time that the case was closed. This GIS Registry will be available to the public on the Department of Natural Resources' Internet web site. **Please review the enclosed legal description of your property, listed at the end of this letter, and notify us within the next 30 days if the legal description is incorrect.**

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on the right-of-way in the future will first need to contact the Drinking Water program within the Department of Natural Resources to determine if there is a need for special well construction standards. If contaminated soil is encountered during any future subsurface excavation the contamination shall be managed in accordance with all applicable laws.

Once the Department makes a decision on the closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of the closure letter by requesting a copy from me, by writing to the agency address given below, or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at www.dnr.state.wi.us/org/aw/rr/gis/index.htm. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

7-Eleven values its relationship with the community and all of its neighbors. If you need more information, you may contact Mr. Stephen D. Mueller of the Wisconsin Department of Commerce or Mr. Ken Hilliard, Manager of Environmental Services for 7-Eleven, Inc. Their contact information is listed at the end of this letter, respectively.

Sincerely,

ENSR Corporation

James R. Curtis
Project Geologist

Stephen R. David
Client Service Center Manager

Attachments

cc: Mr. Ken Hilliard, 7-Eleven, Inc.
Mr. Stephen D. Mueller, Comm



Celebrating 35 Years of Excellence in Environmental Services



Ms. Elizabeth Leifel
November 29, 2004
Page 3 of 3

Stephen D. Mueller
Wisconsin Department of Commerce
Environmental & Regulatory Services Division
Bureau of PECFA – Site Review Section
101 W. Pleasant Street, Suite 100A
Milwaukee, WI 53212-3963
414-220-5402

Ken Hilliard
7-Eleven, Inc.
Manager, Environmental Services
2711 N. Haskell Ave.
Dallas, TX 75221-0711

Legal Description of Property Located at 8210 W. Capitol Drive:

The East 34.38 feet of Lot 13, and all of Lots 14, 15 and 16 in Block 5, in Melrose Park, being a Subdivision of a part of the Southeast $\frac{1}{4}$ of Section 4, Township 7 North, Range 21 East, in the City of Milwaukee, State of Wisconsin;

AND

Vacated Northerly 20 feet of West Capitol Drive adjoining on the South of the above described property, as vacated in Resolution recorded in Reel 462, Image 310, Register's Office of Milwaukee County, Wisconsin.





ENSR International

4500 Park Glen Road
Suite 210
St. Louis Park, MN 55416-4889
(952) 924-0117
FAX (952) 924-0317
www.ensr.com

November 23, 2004

Mr. Jeffrey Mantes
Commissioner of Public Works
City of Milwaukee
Department of Public Works
841 North Broadway, Room 516
Milwaukee, WI 53202-3613

via certified U.S. Mail

**RE: Notification of Geographic Information System (GIS) Listing for
Former 7-Eleven #30508, 8210 West Capitol Drive, Milwaukee, WI 53222
BRRS No. 03-41-003422**

Dear Mr. Mantes:

ENSR Corporation (ENSR) is issuing this letter to you on behalf of 7-Eleven, Inc., which formerly operated a convenience store with gasoline at the address listed above. ENSR is an environmental consulting firm contracted to 7-Eleven. Under applicable law, 7-Eleven is required to give notice to any of its neighbors who may be affected by a release from gasoline equipment.

Groundwater contamination that originated on the former 7-Eleven property (store #30508) at 8210 West Capitol Drive has migrated onto the City of Milwaukee right-of-way east of the former 7-Eleven store onto 82nd street and also onto West Capitol Drive (Highway 190) south of the former 7-Eleven store. A figure has been included showing the inferred extent of the groundwater plume. The levels of benzene and methyl tertiary butyl ether (MTBE) in the groundwater are above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. However, environmental investigation indicates the groundwater contaminant plume is stable or receding and will naturally degrade over time. It is believed that allowing natural attenuation to complete the cleanup will meet the requirements for case closure that are found in chapter NR 726 and Comm 46, Wisconsin Administrative Code. The Department of Commerce will be requested to accept natural attenuation as the final remedy for this site and to grant case closure. Case closure means that the Department will not be requiring further investigation or cleanup action to be taken, other than the reliance on natural attenuation. A fact sheet is attached that explains natural attenuation (Department of Natural Resources' publication #RR-671, Fact Sheet - "What Landowners Should Know: Information about Using Natural Attenuation to Clean up Contaminated Groundwater").

If this case is closed, all properties within the boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources' Geographic Information System (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the locations where groundwater contamination was found at the time that the case was closed. This GIS Registry will be available to the public on the Department of Natural Resources' Internet web site.



Mr. Jeffrey Mantes
November 23, 2004
Page 2 of 2

Should the City of Milwaukee or any subsequent property owner wish to construct or reconstruct a well on the right-of-way, special well construction standards may be necessary to protect the well from the residual contamination. Any well driller who proposes to construct a well on the right-of-way in the future will first need to contact the Drinking Water program within the Department of Natural Resources to determine if there is a need for special well construction standards.

Once the Department makes a decision on the closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of the closure letter by requesting a copy from me, by writing to the agency address given below, or by accessing the DNR GIS Registry of Closed Remediation Sites on the internet at www.dnr.state.wi.us/org/aw/rr/gis/index.htm. A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact Mr. Stephen D. Mueller of the Wisconsin Department of Commerce or Mr. Ken Hilliard, 7-Eleven Manager of Environmental Services. Their contact information is listed at the end of this letter.

Sincerely,

ENSR Corporation

James R. Curtis
Project Geologist

Stephen R. David
General Manager

Attachments

cc: Mr. Ken Hilliard, 7-Eleven, Inc.
Mr. Stephen Mueller, Comm

Stephen D. Mueller
Wisconsin Department of Commerce
Environmental & Regulatory Services Division
Bureau of PECFA – Site Review Section
101 W. Pleasant Street, Suite 100A
Milwaukee, WI 53212-3963
414-220-5402

Ken Hilliard
7-Eleven, Inc.
Manager, Environmental Services
2711 N. Haskell Ave.
Dallas, TX 75221-0711



Celebrating 35 Years of Excellence in Environmental Services

Properties Affected by Contaminated Groundwater from 8210 West Capitol Drive, Milwaukee, Wisconsin

Parcel Address
Right-of-Way 82 nd Street (east of 8210 W Capitol Drive)
West Capitol Drive (south of 8210 W Capitol Drive)